

# New Providence

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	53 Murray Hill Square	TwndEndUn	2	2.1	45	\$579,000	\$549,000	\$540,000	98.36%	\$245,600	2.20
2	3 Ridgeview Avenue	Colonial	3	1.1	44	\$615,000	\$615,000	\$625,000	101.63%	\$249,400	2.51
3	229 Union Avenue	CapeCod	4	3.0	22	\$625,000	\$625,000	\$635,000	101.60%	\$219,400	2.89
4	21 Riverbend Court	TwndEndUn	3	3.0	44	\$724,900	\$699,900	\$680,000	97.16%	\$299,000	2.27
5	110 Primrose Drive	Colonial	3	1.2	15	\$615,000	\$615,000	\$765,000	124.39%	\$272,700	2.81
6	13 Heather Court	Bi-Level	3	1.1	14	\$749,900	\$749,900	\$776,000	103.48%	\$230,400	3.37
7	74 Walnut Street	Split Level	5	2.1	20	\$829,000	\$829,000	\$930,000	112.18%	\$331,900	2.80
<b>AVERAGE</b>					29	\$676,829	\$668,971	\$707,286	105.54%		2.69

### *“Active”* Listings in New Providence

Number of Units: 7  
 Average List Price: \$976,557  
 Average Days on Market: 50

### *“Under Contract”* Listings in New Providence

Number of Units: 12  
 Average List Price: \$962,833  
 Average Days on Market: 84

# New Providence 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29												29
List Price	\$668,971												\$668,971
Sales Price	\$707,286												\$707,286
SP:LP%	105.54%												105.54%
SP to AV	2.69												2.69
# Units Sold	7												7
3 Mo Rate of Ab	1.25												1.25
Active Listings	7												7
Under Contracts	12												12

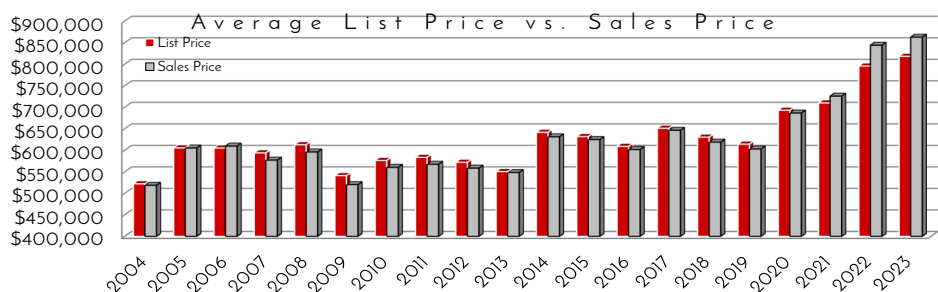
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	38	29	-23.88%
Sales Price	\$758,571	\$707,286	-6.76%
LP:SP	96.95%	105.54%	8.86%
SP:AV	2.33	2.69	15.68%



YTD	2023	2024	% Change
# Units Sold	7	7	0.00%
Rate of Ab 3 Mo	1.11	1.25	12.61%
Actives	12	7	-41.67%
Under Contracts	8	12	50.00%

## New Providence Yearly Market Trends

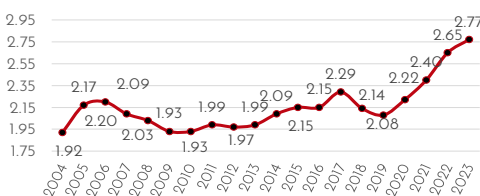


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827	\$795,586	\$818,173
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$550,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304	\$618,837	\$602,865	\$686,474	\$725,637	\$843,909	\$862,695

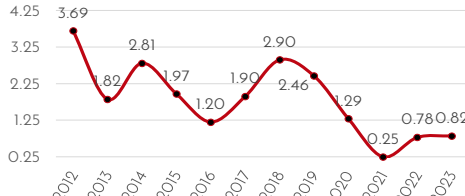
## New Providence Yearly Market Trends



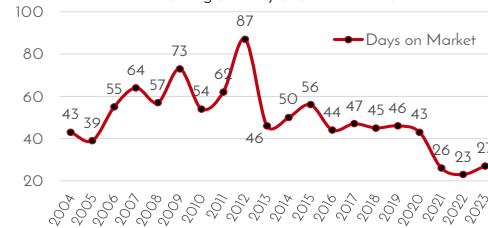
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

